

BILL NO. 88-87

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 88-87

Introduced by Council Member Fielder

Legislative Day No. 88-36 Date December 13, 1988

AN ACT to repeal and re-enact, with amendments, certain subsections of Section 267-36, heading, R, R1, R2, R3 and R4 Urban Residential Districts, of Article VI, heading, District Regulations, of Part I, heading, Standards, of Chapter 267, heading, Zoning; to repeal and re-enact, with amendments, certain subsections of Section 267-53, heading, Specific Standards, of Article VIII, heading, Special Exceptions, of Part I, heading, Standards, of Chapter 267, heading, Zoning; to repeal and re-enact Use Table I, heading, Principal Permitted Uses for Specific Zoning Districts, of Section 267-32, heading, Principal Permitted Uses by District; to add new Table IIIA, heading, Design Requirements for Special Uses, R District, of Section 267-33, heading, Requirements for Specific Districts, all of Chapter 267, heading, Zoning, of the Harford County Code, as amended, and to provide for the establishment of a new zoning district and for special exception standards within the R District.

By the Council, December 13, 1988

Introduced, read first time, ordered posted and public hearing scheduled

on: January 17, 1989

at: 6:00 P.M.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held

on January 17, 1989

and concluded on January 17, 1989

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 88-87

1 Section 1. Be It Enacted By The County Council Of Harford
2 County that certain subsections of Section 267-36, heading,
3 R, R1, R2, R3 and R4 Urban Residential Districts, of Article
4 VI, heading, District Regulations, of Part I, heading,
5 Standards, of Chapter 267, heading, Zoning, be, and it hereby
6 is, repealed and re-enacted, with amendments, of Chapter 267,
7 heading, Zoning, of the Harford County Code, as amended; that
8 certain subsections of Section 267-53, heading, Specific
9 Standards, of Article VIII, heading, Special Exceptions, of
10 Part I, heading, Standards, of Chapter 267, heading, Zoning,
11 be, and it hereby is, repealed and re-enacted with amendments
12 to Chapter 267, heading, Zoning, of the Harford County Code,
13 as amended; that Table I, heading, Principal Permitted Uses
14 for Specific Zoning Districts, of Section 267-32, heading,
15 Principal Permitted Uses by District, be, and it hereby is,
16 added to Chapter 267, heading, Zoning, of the Harford County
17 Code, as amended; that Table IIIA, heading, Design
18 Requirements for Special Uses, R District, of Section 267-33,
19 heading, Requirements for Specific Districts, be, and it
20 hereby is, added to Chapter 267, heading, Zoning, of the
21 Harford County Code, as amended; all to read as follows:

22 Chapter 267. Zoning.

23 Article VI. District Regulations.

24 Section 267-36. R, R1, R2, R3 and R4 Urban Residential
25 Districts.

26 A. Purpose. These districts are intended to accommodate
27 urban residential needs by providing for a wide range of
28 densities and building types WHERE PUBLIC WATER AND SEWER ARE
29 AVAILABLE. Conventional development with open space (COS)
30 and planned residential development (PRD) are permitted where
31 open space and environmental features are provided or
32 preserved EXCEPT IN THE R DISTRICT.

B. General regulations. Minimum lot area, area per dwelling or family unit, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in [Tables IV through VII,] TABLE IIIA THROUGH VII, shall apply, subject to other requirements of this Part I.

C. Specific regulations. The following uses are permitted, subject to the additional requirements below:

(1) Agriculture, on a lot of two (2) acres or more, provided that not more than one (1) animal per acre shall be permitted. Agriculture shall be permitted as an interim use on any parcel pending its development for residential purposes, provided that all buildings associated with this use, including farmhouses, barns and silos, shall meet the required minimum setbacks for principal uses.

Number of Animal Units	Setback From Adjacent Residential Lot (feet)
1 to 2	100
3 to 10	150
11 or more	200

(2) Urban residential uses, with densities ranging from [one and eight-tenths (1.8)] ONE AND ZERO-TENTHS (1.0) to fourteen and zero-tenths (14.0) dwelling units per gross acre (du/ga), except high-rise apartment dwellings, which may be developed to a maximum density of thirty and zero-tenths (30.0) dwelling units per gross acre (du/ga). The permitted density of development, the permitted dwelling unit types and design requirements shall depend upon whether the development is designed as a conventional development, conventional development with open space (COS) or planned residential development (PRD).

(a) Conventional development. Conventional residential development shall be permitted as of right in all urban residential districts.

(b) Conventional development with open space (COS) and minimum parcel area. Conventional development with open space shall be developed in accordance with the provisions of Article VII. The conventional development with open space shall be permitted in [all] urban residential districts R1, R2, R3, AND R4 BUT NOT PERMITTED IN THE R DISTRICT. The minimum parcel areas (MPA) required shall be as follows:

	MPA
District	(acres).
R1	15
R2	10
R3	5
R4	5

(c) Planned residential development (PRD). The planned residential development shall be developed in accordance with the provisions of Article VII. The planned residential development shall be permitted only in R3 and R4 Districts.

(d) Maximum density by district and type of development. The maximum density permitted shall be as follows:

	Conventional	COS	PRD
District	(du/ga)	du/ga)	(du/ga)
R	1.0	NOT PERMITTED	NOT PERMITTED
R1	1.8	2.0	Not permitted
R2	3.5	4.5	Not permitted
R3	5.0	7.0	10.0
R4	8.0	10.0	14.0*

1 *Note: The maximum density permitted for a high-rise
2 apartment dwelling shall be thirty and zero-tenths (30.0)
3 dwelling units per gross acre.

4 Section 267-53. Specific standards.

5 The special exceptions enumerated herein, in addition to
6 other conditions as may be imposed by the Board, shall comply
7 with the following requirements:

8 A. Amusements.

9 (1) Arenas and stadiums. These uses may be granted
10 in the B3, CI and GI Districts, provided that:

11 (a) Separate vehicular entrances and exists
12 shall be provided at least four hundred (400) feet away from
13 any road intersection.

14 (b) No buildings or structures, including rides
15 or other apparatus, shall be located less than fifty (50)
16 feet from any parcel boundary nor less than two hundred (200)
17 feet from any adjacent residential lot.

18 (c) No automobile parking space shall be located
19 within any required setback area nor within fifty (50) feet
20 of any adjacent residential lot.

21 (d) A minimum parcel area of seventy-five (75)
22 acres is established.

23 (e) A buffer yard of fifty (50) feet shall be
24 provided adjacent to any residential lot line.

25 (2) Country clubs, golf clubs, tennis and swim
26 clubs. These uses may be granted in the AG, R, RR, R1, R2,
27 R3 and R4 Districts, provided that:

1 (a) In the urban residential districts, such
2 facilities shall be a part of a conventional development with
3 open space (COS) or a planned residential development (PRD).

4 (b) A buffer yard at least fifteen (15) feet
5 wide shall be provided along any boundary with an adjacent
6 residential lot and along any public road.

7 (5) Motor vehicle recreation and go-cart tracks.
8 These uses may be granted in the AG and GI Districts,
9 provided that:

10 (a) A minimum parcel area of twenty-five (25)
11 acres is established.

12 (b) Proper sediment control measures are used
13 for any stormwater runoff.

14 (c) The primary activity takes place a minimum
15 of two hundred (200) feet from any adjacent residential lots.

16 (6) Riding stables, commercial or club. These uses
17 may be granted in the AG District, provided that:

18 (a) No stable shall be located within two
19 hundred (200) feet of any residential lot.

20 (b) A minimum parcel area of three (3) acres
21 shall be established.

22 (7) Outdoor theaters. These uses may be granted in
23 the AG District, provided that:

24 (a) Such theaters shall be for live productions
25 only.

26 (b) All structures shall be located at least two
27 hundred (200) feet from any adjacent residential lot.

28 (c) Parking areas shall be screened from
29 adjacent residential lots.

30 (8) Indoor shooting ranges. These uses may be
31 granted in the AG District, provided that:

1 (a) Adequate measures are taken to ensure that
2 no loaded firearms will be brought into or taken out of the
3 building.

4 (b) The sale, consumption or possession of
5 alcoholic beverages on the premises is forbidden.

6 (c) Such range is constructed in such a manner
7 as to eliminate danger to persons or property from flying
8 projectiles.

9 (d) The manner and times of operation shall be
10 such that there will be no resulting detrimental disturbances
11 to neighboring uses.

12 (9) Golf driving ranges. These uses may be granted
13 in the AG District, provided that:

14 (a) The use shall not be within fifty (50) feet
15 of any lot line nor within two hundred (200) feet of any
16 adjacent residential lot.

17 (b) A minimum parcel area of three (3) acres
18 shall be provided.

19 (10) Trap, skeet, rifle or archery ranges, outdoor.
20 These uses may be granted in the AG, CI and GI Districts,
21 provided that:

22 (a) A minimum parcel area of seventy-five (75)
23 acres shall be required for all rifle and pistol ranges. A
24 minimum parcel area of twenty-five (25) acres shall be
25 required for all trap, skeet and archery ranges.

26 (b) Discharging of firearms or release of arrows
27 shall not be permitted within five hundred (500) feet of any
28 property line.

29 (c) Such range is constructed in such a manner
30 as to eliminate danger to persons or property from flying
31 projectiles.

1 (d) The manner and times of operation shall be
2 such that there will be no resulting detrimental disturbances
3 to residential neighborhoods.

4 (e) The facilities shall be designed so that the
5 topographic features of the parcel are used to enhance safety
6 and minimize firearm noise.

7 (11) Indoor theaters. These uses may be granted in an
8 AG District, provided that:

9 (a) Such theaters shall be for live productions
10 only.

11 (b) The proposed use shall be located on an
12 historic site or within an historic structure.

13 (c) Any historic structures renovated and uses
14 shall be subject to review by the Historic District
15 Commission.

16 (d) The project shall respond to and be
17 protective of natural and historic features of the site.

18 (e) All structures shall be located at least two
19 hundred (200) feet from any adjacent residential lot.

20 (f) Parking areas shall be screened from
21 adjacent residential lots. Sufficient parking to accommodate
22 all patrons on the site shall be provided.

23 (g) A minimum parcel area of three (3) acres is
24 established.

25 (h) Activities or uses on the site shall be
26 limited to those approved by the Board.

27 C. Institutional uses.

28 (1) Cemeteries, memorial gardens and crematories.
29 These uses may be granted in any district, except the GI
30 District, provided that:

1 (a) A minimum parcel of twenty (20) acres for
2 cemeteries and memorial gardens shall be established, unless
3 such uses are accessory to a house of worship.

4 (b) Structures used for interment, including
5 mausoleums, vaults or columbariums, shall be set back not
6 less than eighty (80) feet from any road bounding the
7 cemetery and not less than fifty-five (55) feet from any
8 other lot line.

9 (c) All graves or burial plots shall be set back
10 not less than thirty (30) feet from any public road right-of-
11 way and not less than fifty (50) feet from any adjacent lot
12 line.

13 (d) Such use shall be subject to the approval of
14 the State Department of Health and Mental Hygiene.

15 (2) Civil service clubs and fraternal organizations.
16 These uses may be granted in the AG, RR, R1, R2, R3, R4 AND
17 VR Districts, provided that

18 (a) Any building shall be at least one hundred
19 (100) feet from any adjacent residential lot and at least
20 fifty (50) feet from any other lot line. The front yard
21 depth shall be at least one hundred (100) feet, except along
22 roads with eighty-foot rights-of-way or more, where the front
23 yard depth shall be at least fifty (50) feet.

24 (b) Total building coverage shall not be more
25 than thirty percent (30%) of the parcel area.

26 (c) No parking area shall be located in any
27 required front yard.

28 (d) A buffer yard of at least ten (10) feet
29 shall be provided along any boundary with an adjacent
30 residential lot, except that, if alcoholic beverages are
31 served, then the buffer yard shall be at least fifty (50)
32 feet.

1 (3) Community centers or assembly halls. These uses
2 may be granted in the AG, RR, R, R1, R2, R3, R4 and VR
3 Districts, provided that:

4 (a) Any building shall be at least one hundred
5 (100) feet from any adjacent residential lot and at least
6 fifty (50) feet from any other lot line. The front yard
7 depth shall be at least one hundred (100) feet, except along
8 roads with eighty-foot rights-of-way or more, where the front
9 yard depth shall be at least fifty (50) feet.

10 (b) Total building coverage shall not be more
11 than thirty percent (30%) of the parcel area.

12 (c) No parking space shall be located in any
13 required front yard.

14 (d) A buffer yard of at least ten (10) feet
15 shall be provided along any boundary with an adjacent
16 residential lot.

17 (4) Day-care centers. These uses may be granted in
18 the AG, RR, R, R1, R2, R3, R4 and VR Districts, provided
19 that:

20 (a) A minimum parcel area of one-half (1/2) acre
21 is established.

22 (b) Access to the facility shall be from an
23 arterial or collector road, with all outdoor play areas
24 located in a solid fenced or screened area in the rear of the
25 building.

26 (c) The operation may be conducted in a
27 previously existing structure, or, if a new structure is
28 constructed, the architecture of the building shall be
29 harmonious with other architecture within the neighborhood.

30 (5) Fire station, with assembly halls. This use may
31 be granted in the AG, RR, R, R1, R2, R3, R4 and VR Districts,
32 provided that:

1 (a) A minimum parcel area of three (3) acres is
2 established.

3 (b) Any building shall be at least one hundred
4 (100) feet from any adjacent residential lot and at least
5 fifty (50) feet from any other lot line. The front yard
6 depth shall be at least one hundred (100) feet, except along
7 roads with eighty-foot rights-of-way or more, where the front
8 yard depth shall be at least fifty (50) feet.

9 (c) Total building coverage shall not be more
10 than thirty percent (30%) of the parcel area.

11 (d) No parking space shall be located in any
12 required front yard or less than fifty (50) feet from any
13 adjacent residential lot.

14 (e) A buffer yard of at least ten (10) feet
15 shall be provided along any boundary with an adjacent
16 residential lot.

17 (6) Hospitals. These uses may be granted in the R2,
18 R3, R4 and VR Zones, provided that:

19 (a) A minimum parcel area of fifteen (15) acres
20 is established.

21 (b) The hospital complies with all applicable
22 rules and regulations of the State Department of Health and
23 Mental Hygiene.

24 (c) The hospital must be serviced by public
25 water and sewer systems.

26 (d) Any structure is located at least two
27 hundred (200) feet from any adjacent residential lot.

28 (e) Any parking area shall be at least fifty
29 (50) feet from any adjacent residential lot.

30 (f) Access to the use shall be from an existing
31 or proposed arterial or collector road.

32

1 (7) Schools, colleges and universities. These uses
2 may be granted in any district, except the GI and ORI
3 Districts, provided that:

4 (a) Schools, colleges and universities which
5 offer any general academic instruction at levels above the
6 eighth grade must have:

7 [1] A parcel area of at least three (3)
8 acres, plus eight hundred seventy-five (875) square feet of
9 parcel area for each student in excess of fifty (50).

10 [2] A parcel frontage of at least three
11 hundred (300) feet.

12 [3] A front yard depth of at least fifty
13 (50) feet, a side yard depth equal to at least two (2) times
14 the height of the tallest institutional building located on
15 the parcel which is proximate to the side lot line and a rear
16 yard depth of at least fifty (50) feet.

17 (b) Kindergartens must have:

18 [1] A parcel area of at least twenty
19 thousand (20,000) square feet per fifteen (15) students or
20 fraction thereof.

21 [2] A parcel frontage of at least one
22 hundred (100) feet.

23 [3] A front yard depth of at least forth
24 (40) feet, a side yard depth equal to at least the height of
25 the tallest institutional building located on the parcel
26 which is proximate to the side yard and a rear yard depth of
27 at least forty (40) feet.

28 (c) All other educational institutions must
29 comply with the following:

30 [1] Where the maximum attendance at any
31 one (1) time does not exceed forty (40) students, such
32 institution must have:

1 [a] A parcel area of at least twenty
2 thousand (20,000) square feet per fifteen (15) students or
3 fraction thereof.

4 [b] A parcel frontage of at least
5 one hundred fifty (150) feet.

6 [c] A front yard depth of at least
7 forty (40) feet, a side yard depth equal to at least the
8 height of the tallest institutional building located on the
9 parcel which is proximate to the side yard and a rear yard
10 depth of at least forty (40) feet.

11 [2] Where the maximum attendance at any
12 one (1) time exceeds forty (40) students, such institution
13 must have:

14 [a] A parcel area of at least three
15 (3) acres, plus seven hundred (700) square feet for each
16 student in excess of sixty (60).

17 [b] A parcel frontage of at least
18 two hundred (200) feet.

19 [c] A front yard depth of at least
20 fifty (50) feet, a side yard depth equal to at least two (2)
21 times the height of the tallest institutional building
22 located on the parcel which is proximate to the side yard and
23 a rear yard depth of at least fifty (50) feet.

24 (d) School buses shall be garaged or shall be
25 stored in an area to the rear of the main building and
26 adequately screened.

27 (e) A buffer yard ten (10) feet wide shall be
28 provided along the boundary with an adjacent residential lot.

29 E. Natural resource uses.

30 (1) Mineral extraction and processing. These uses
31 may be granted in the AG, RR, R, R1, R2, R3, R4, VR, VB, B1,
32 B2 and B3 Districts, provided that:

1 (a) A permit for such use has been approved by
2 the State Department of Natural Resources.

3 (b) No building or structure shall be located
4 within one hundred (100) feet of any road right-of-way or
5 adjoining property line.

6 (c) No washing, crushing, processing, blasting
7 or similar operation shall be conducted within two hundred
8 (200) feet of any road right-of-way or adjacent residential
9 lot.

10 (d) Existing trees and ground cover along public
11 road frontage shall be preserved, maintained and supplemented
12 by selective cutting, transplanting and addition of trees,
13 shrubs and other ground cover for the depth of the front yard
14 setback. Where it is determined that landscaping is not
15 practical because of soil and/or operation conditions, other
16 screening shall be provided.

17 (e) Any use authorized as a conditional use
18 pursuant to Board of Appeals approval prior to the effective
19 date of Bill No. 82-14, as amended shall comply with the
20 conditions as previously established. Any use authorized
21 after the effective date of Bill No. 82-14, as amended, may
22 proceed, subject to the conditions of this section. Where a
23 conditional use or special exception has been granted, any
24 modification or change of operations affecting the conditions
25 or expansion of the use shall be subject to approval by the
26 Board of Appeals.

27 (2) Sawmills. These uses may be granted in the AG
28 and B3 Districts, provided that:

29 (a) A minimum parcel area of ten (10) acres is
30 required.

31 (b) Noise shall not become a nuisance to the
32 neighborhood.

1 F. Residential uses.

2 (1) Apartments dwellings, garden, mid-rise and high-
3 rise. These uses may be granted in the R4 and B3 Districts,
4 provided that:

5 (a) A minimum parcel area of not less than five
6 (5) nor more than fifteen (15) acres shall be established.

7 (b) The density shall not exceed twenty (20)
8 dwelling units per acre for mid-rise apartments and thirty
9 (30) dwelling units per acre for high-rise apartments, and
10 the maximum building coverage shall be forty percent (40%) of
11 the total parcel for mid-rise apartments and thirty percent
12 (30%) of the total parcel for high-rise apartments.

13 (c) The location is suitable for apartment
14 dwellings with regard to traffic, access, efficiency and
15 convenience of land use and safety.

16 (d) The proposed project is designed with
17 properly arranged traffic flow and parking, buildings which
18 are compatible and harmonious with surrounding uses, minimum
19 obstruction to the view of those who live in the surrounding
20 area and no adverse effect upon adjoining or surrounding
21 properties.

22 (e) The open space shall constitute at least
23 thirty-five percent (35%) of the parcel area, of which at
24 least forty percent (40%) shall be suitable for and devoted
25 to active recreation.

26 (f) Any area not used for buildings, structures
27 or parking shall be landscaped and properly maintained.

28 (g) In the B3 District, apartment dwelling
29 structures shall be able to provide retail and service uses
30 primarily intended for the future residents to the extent of
31 one thousand (1,000) square feet of gross floor area for
32 every one hundred (100) dwelling units within the project.

1 Business uses shall be located on only the first two (2)
2 floors of any building. No more than one (1) restaurant or
3 bar shall be permitted. No freestanding signs advertising
4 the business uses shall be allowed.

5 (2) Camps, retreats and recreational vehicle parks.
6 These uses may be granted in the AG District, provided that:

7 (a) Recreational vehicle parks shall contain
8 electrical and water outlets for individual sites, one (1) or
9 more central sanitary stations, toilets and shower
10 facilities.

11 (b) The parcel shall have a minimum frontage of
12 two hundred (200) feet on a collector or arterial road.

13 (c) Maximum density permitted shall be ten (10)
14 campsites or rooms per acre, with a minimum campsite size of
15 three thousand (3,000) square feet. All campsites shall be
16 at least fifty (50) feet from any property line.

17 (d) One (1) freestanding sign, not more than
18 fifty (50) square feet in area and not more than twenty-five
19 (25) feet in height, shall be permitted along each road
20 frontage. Building-identification signs shall be attached to
21 buildings and shall not exceed a total of ten (10) square
22 feet.

23 (e) The only permitted permanent residential
24 occupancy shall be for the resident owner or manager.

25 (3) Cottage houses. A second dwelling on a single
26 lot may be granted in the AG, RR, R1, R2, R3, R4 and VR
27 Districts, provided that:

28 (a) The second dwelling shall be of a temporary
29 nature. The use shall terminate and the dwelling shall be
30 removed within sixty (60) days when the need no longer exists
31 or if the primary parcel is transferred or assigned. Either
32

1 the permanent dwelling or the second dwelling shall be
2 occupied by a grandparent, parent, child, brother or sister
3 or aunt or uncle of the owner and resident residing on the
4 primary parcel.

5 (b) The occupant of the permanent dwelling or
6 the temporary second dwelling shall be more than sixty-two
7 (62) years old and have a disabling physical or mental
8 condition which requires continued care and attention.

9 (c) The primary parcel shall be a minimum area
10 of fifteen thousand (15,000) square feet. The cottage house
11 shall meet the setbacks for accessory buildings.

12 (d) If such dwellings are mobile homes, skirting
13 of a compatible material shall substitute for a foundation.

14 (e) The applicant shall submit to the Zoning
15 Administrator a statement from a physician as to the
16 continued need based on the original approval every two (2)
17 years. Within sixty (60) days prior to the expiration of the
18 two-year approval period, the Department shall notify the
19 applicant that the cottage house approval will expire at the
20 end of the approval period. Failure of the applicant to
21 provide the Department with a statement from a physician will
22 result in termination of the cottage house approval. To
23 reestablish cottage house approval, the applicant shall
24 obtain Board of Appeals approval.

25 (f) Prior to the Department of Planning and
26 Zoning's accepting an application for a cottage house, the
27 applicant shall provide the Department with a letter of
28 approval from the Harford County Department of Health,
29 stating that the water and sewer facilities for the cottage
30 house meet State Health Department Requirements.

31 (g) Cottage house approval shall not be grounds
32 or evidence for hardship for future use variances.

1 (4) Country inns and resorts. These uses may be
2 granted in the AG, RR, R, R1, R2, R3, R4 and VR Districts,
3 provided that:

4 (a) The country inn or resort shall provide
5 eating and sleeping facilities for at least three (3) guests
6 on a daily or weekly short-term basis.

7 (b) The project shall be responsive to the
8 natural and historic features of the parcel.

9 (c) Any historic structures renovated and used
10 shall be subject to review by the Historic District
11 Commission.

12 (5) Group homes. These uses may be granted in the
13 AG, R, RR, R1, R2, R3, R4 and VR Districts, provided that:

14 (a) A minimum parcel area of three (3) acres is
15 required in the AG District. A minimum parcel area of two
16 (2) acres is required in the RR, R and R1 Districts.

17 (b) The intensity of the group quarters is
18 limited to eight (8) residents per acre of the parcel.

19 (6) Mobile homes. These uses may be granted in the
20 R3, R4, VR, VB, B1, B2 and B3 Districts, provided that:

21 (a) The main roof of each unit shall be pitched,
22 having at least one (1) foot of rise for each four (4) feet
23 of horizontal. The roofing material shall be compatible with
24 residential dwellings within the neighborhood in which the
25 mobile home is to be located.

26 (b) The exterior finish of the unit shall be of
27 a color, material and scale which are harmonious with the
28 existing residential dwellings within the neighborhood in
29 which the mobile home is to be located. In no case shall the
30 degree of reflectivity of exterior finishes exceed that of
31 semigloss white paint. Siding, trim and features shall be
32

1 compatible with other materials used in construction of the
2 mobile home unit.

3 (c) The mobile home unit shall be placed on a
4 permanent foundation in accordance with the manufacturer's
5 specifications. Installation shall include a positive
6 surface water drainage away from each unit.

7 (d) All wheels, axles, transporting lights and
8 removable towing apparatus shall be removed from each unit
9 prior to occupancy.

10 (e) The lot size and yard requirements
11 applicable to a single-family detached dwelling in the
12 respective zoning district shall apply to mobile homes.

13 (f) In the VR and VB Districts, mobile homes
14 shall have a minimum width of twenty-four (24) feet and a
15 minimum length of forty-eight (48) feet.

16 (7) Nursing homes. These uses may be granted in the
17 AG, RR, R, R1, R2, VR, VB and B1 Districts, provided that:

18 (a) A minimum parcel area of five (5) acres is
19 established and a maximum building coverage of forty percent
20 (40%) of the parcel is provided.

21 (b) The setbacks of the district for
22 institutional uses shall be met.

23 (c) The density shall not exceed twenty (20)
24 beds per acre of the parcel.

25 (8) Personal-care boarding homes. These uses may be
26 granted in the AG, RR, R, R1, R2, R3, R4, VB and VR
27 Districts, provided that:

28 (a) The proposed use shall be located in a
29 single-family detached dwelling.

30 (b) The proposed use meets the minimum lot size
31 requirements for a conventional single family residence in
32 the district where located.

1 (c) A maximum density of one (1) boarder per two
2 thousand (2,000) square feet of lot area shall be maintained.

3 (d) Adequate off-street parking shall be
4 provided.

5 (e) Where an application is for construction of
6 a new dwelling, the building shall be similar in appearance
7 to other single-family dwellings in the neighborhood.

8 Section 2. And Be It Further Enacted, that this Act shall
9 take effect sixty (60) calendar days from the date it becomes
10 law.

11 EFFECTIVE: April 17, 1989

12
13 *The Secretary of the Council does hereby*
14 *certify that fifteen (15) copies of this Bill*
are immediately available for distribution to
the public and the press.

15 *Doris Loulsen*, Secretary
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88-87

BY THE COUNCIL

BILL NO. 88-87

Read the third time.

Passed LSD 89-5 (February 14, 1989)

Failed of Passage _____

By Order

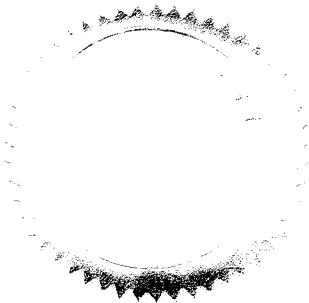
Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 15th day of February, 1989
at 3:00 o'clock P.M.

Doris Poulsen, Secretary

BY THE EXECUTIVE

APPROVED:



[Signature]
County Executive
Date 2-15-89

BY THE COUNCIL

This Bill, (No. 88-87), having been approved by the Executive
and returned to the Council, becomes law on February 15, 1989.

Doris Poulsen, Secretary

EFFECTIVE: April 17, 1989

88-87

HARFORD COUNTY
TABLE IIIA: DESIGN REQUIREMENTS FOR SPECIFIC USES
R - RESIDENTIAL DISTRICT

USE CLASSIFICATION	MINIMUM LOT AREA	MINIMUM AREA PER DWELLING OR FAMILY UNIT	MINIMUM BUILDING OR USE SETBACK FROM ADJACENT RESIDENTIAL LOT (FEET)	MINIMUM LOT WIDTH OF BUILDING LINE (FEET)	MINIMUM FRONT YARD DEPTH (FEET)	MINIMUM SIDE YARD WIDTH EACH (FEET)	MINIMUM REAR YARD DEPTH (FEET)	MAXIMUM HEIGHT
AMUSEMENTS	5 ACRES		100	200	50	40	80	30
INSTITUTIONAL	2 ACRES		50	150	50	50	50	30
NATURAL RESOURCES	2 ACRES		50	150	50	50	50	35
RESIDENTIAL	1 ACRE	1 ACRE		150	50	40	60	35
TRANSIENT HOUSING	1 ACRE							
TCU	5 ACRES		25	200	100	80	80	30
PUBLIC UTILITY FACILITIES			25		25	25	25	30
SEWAGE PUMPING STATIONS			200		25	25	25	30